



MONDAY, APRIL 27, 2015

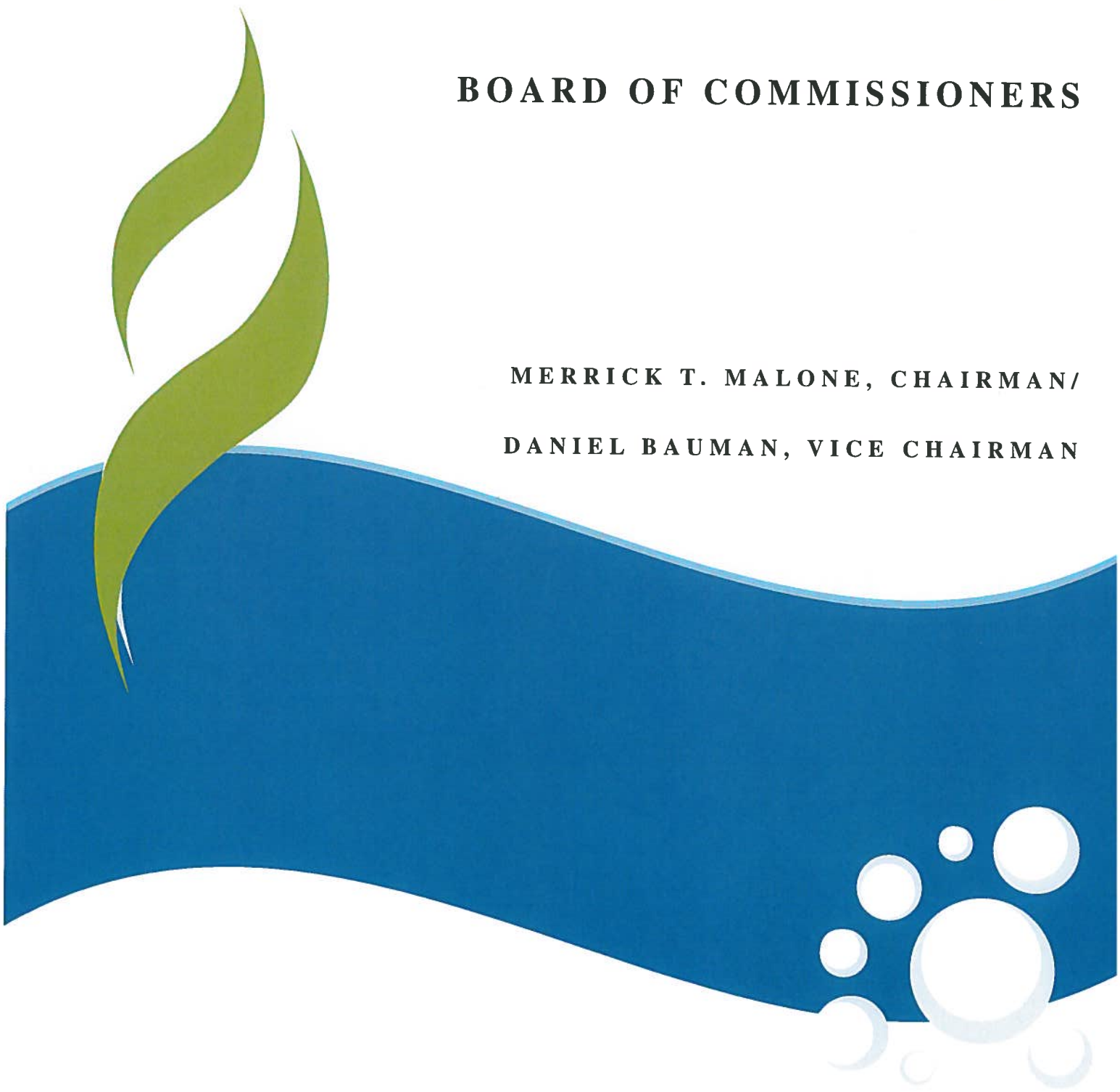
**ALEXANDRIA REDEVELOPMENT
AND HOUSING AUTHORITY**

Roy O. Priest, CEO

BOARD OF COMMISSIONERS

MERRICK T. MALONE, CHAIRMAN/

DANIEL BAUMAN, VICE CHAIRMAN



ALEXANDRIA
REDEVELOPMENT &
HOUSING AUTHORITY



MERRICK T. MALONE
Chairman

DANIEL BAUMAN
Vice Chairman

Commissioners:
Christopher Ballard
Commissioner

Chyrell Bucksell
Commissioner

Carter D. Flemming
Commissioner

A. Melvin Miller
Commissioner

Karl Sandberg
Commissioner

Salena Zellers
Commissioner

Kara Dinowitz
Commissioner

Roy O. Priest
Secretary-Treasurer

April 27, 2015

Mr. Merrick T. Malone
425 Oronoco Street
Alexandria, VA 22314

Re: Monday, April 27, 2015 Regularly Scheduled Board Meeting

Dear Chairman Malone:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, April 27, 2015 at 7:00 p.m., Ladrey Building 300 Wythe Street (*Community Room*), Alexandria, VA 22314. There are no Consent or Action items submitted for the docket.

Sincerely,

Roy O. Priest,
Secretary-Treasurer

lh/ROP

cc: City Council (7 electronically)
ARHA Commissioners (9 delivered/electronically)
Mark Jinks, City Manager (1 electronically)
Helen McIlvaine, Acting Director of Housing (1 electronically)
Alexandria Libraries (4 delivered)
Alexandria Resident Advisory Board (1 electronically)
Ladrey High Rise Advisory Board (1 delivered)

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULARLY SCHEDULED MONTHLY MEETING

MONDAY, APRIL 27, 2015

7:00 PM

Ladrey Building (*Community Room*)

300 Wythe Street • Street Alexandria, VA 22314

1. Public Discussion Period for Resident Groups – 10 minutes
 - Ladrey Advisory Board (LAB) – Maudie Hines, President
 - ARHA Resident Association (ARA) – Shanelle Gayden, President

2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
 - Neighborhood Briefing – Alexandria Police Department

3. Adopt Minutes for the Regularly Scheduled Monthly Meeting Held Monday, March 23, 2015

4. Vote Receipt of the Secretary-Treasurer’s Report as of Monday, April 27, 2015

5. **CONSENT DOCKET**

6. **ACTION DOCKET**

7. Other Business

8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

MINUTES

MINUTES

**MINUTES OF THE
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED MEETING
LADREY BUILDING (*Community Room*)
300 WYTHE STREET
ALEXANDRIA, VA 22314**

**MONDAY, MARCH 23, 2015
7:00 P.M.**

THOSE PRESENT: Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Carter Flemming
Christopher Ballard
Kara Dinowitz
Karl Sandberg
Salena Zellers

ABSENT: Chyrell Bucksell
Melvin Miller

RECORDER: Ian Hawkins

The regular Board meeting was called to order at 7:06 pm. Others present were Roy Priest, Chief Executive Officer, ARHA Department Heads, ARHA Staff, City Office of Housing Staff and Community Citizens.

Chairman Malone opened the floor for the Public Discussion Period for Residents Group.

ITEM 1. PUBLIC DISCUSSION PERIOD FOR RESIDENTS GROUPS – 10 MINUTES:

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, greeted the Board of Commissioners.

Mrs. Hines was elated to report the significant progress of removing residents, as well as the guest of residents who created various disturbances at Ladrey.

Ms. Hines stated that Mr. Billy Baker, Mr. Rick Arthur, and Mr. George Feewell along with other residents who have walked the building at various hours of the day/night. This teamwork has really helped residents recognize we are serious and concerned in keeping the Ladrey Building (*our home*) secure and safe. Many residents have conveyed the comfort of feeling safer now than ever before.

Mrs. Hines apprised the Commissioners on *Movie Night* which was well attended. Many of the residents chipped in and ordered Chinese food. It was an exceptional night! I am hoping to have more of these events with even more residents participating.

Sometimes limited incomes prevent some residents from partaking in various activities. I desire to feature a movie night once a month and we could alternate Chinese food, Italian food or Subway.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President - Absent.

ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENDA ITEMS – 5 MINUTES:

- **Neighborhood Briefing (Alexandria Police Department)** - Lt. Scott Patterson of Alexandria Police Department – In the absence of the Alexandria Police Department, Mr. Priest gave a brief status report on a variety of initiatives implemented by the residential officers, street crime unit, and bike officers.

ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, FEBRUARY 23, 2015 BOARD OF COMMISSIONERS MEETING:

Chairman Malone presented the minutes for Monday, February 23, 2015. Commissioner Flemming moved to accept the minutes with the correction; the motion was seconded by Commissioner Zellers. The motion was approved with (5) Yeas and (0) Nays to accept the minutes of Monday, February 23, 2015.

ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER’S REPORT:

Chairman Malone opened the floor to receive the Secretary-Treasurer’s Report. Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Malone requested a motion to accept the Secretary-Treasurer’s Report. Vice Chairman Bauman moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Flemming. The motion was approved unanimously (7) Yeas to (0) Nays to accept the Secretary-Treasurer’s Report as of Monday, March 23, 2015.

ITEM 5. CONSENT DOCKET:

5.1 *Vote Approval of Resolution Number 604, Approval of Fiscal Year (FY 2015) Operating Budget*

Chairman Malone made a request to move to the action docket Resolution 604, Commissioner Flemming moved to approved Resolution 604; seconded by Commissioner Sandberg. The motion was passed by (5) Yeas; (0) Nays; and (2) Abstentions for Resolution 604.

ITEM 6. ACTION DOCKET:

No item submitted

ITEM 7. OTHER BUSINESS:

No item submitted

ITEM 8. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:

A motion was made by Commissioner Flemming and seconded by Commissioner Sandberg, and unanimously adopted to convene in Executive Session for Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:09 pm

At 9:00 pm the Board reconvened in public session.

Thereupon, Vice Chairman Bauman made the following motion, seconded by Commissioner Zellers and adopt unanimously. No other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters are fully exempted from open meeting requirement under the FOIA were discussed in the Executive Session, and (2) only public business matter identified in the motion by which are closed meeting was convened were heard, discussed or considered by the Board in the Executive Session. The motion was unanimously approved on a roll call vote of (7) yeas to (0) Nays.

Chairman Malone adjourned the meeting at 9:15 pm.

FINANCE

FINANCE




Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Chyrell Bucksell

Karl Sandberg
Salena Zellers
Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: April 23, 2015
TO: Chairperson Merrick Malone and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary Treasurer 
SUBJECT: **ARHA FINANCIAL REPORT: JANUARY 1, 2015 – MARCH 31, 2015**

I. CENTRAL OFFICE

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, and Central Maintenance. This report reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fee monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

For the period ending March 31, 2015, the COCC generated a net loss of \$136,737. We have utilized current year unrestricted revenue and reserves to cover the net loss. The total amount of reserves budgeted for the COCC in FY2015 is \$282,090, of which 48% has been needed as of the period ending March 31, 2015.

II. PUBLIC HOUSING- AMP 1

Public Housing- AMP 1 is associated with one (1) HUD project number which is Ladrey High-rise. This community consists of 170 rental units.

For the period ending March 31, 2015, Public Housing- AMP 1 generated a restricted reserve of \$14,263; which is restricted for Public Housing operations and being used to deficits in other Public Housing AMP's.



IV. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project number which includes; Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). This community consists of 171 rental units.

For the period ending March 31, 2015, Public Housing- AMP 3 generated a restricted reserve of \$109,285, which \$105,386 has been used to cover current year operating deficits in AMP's 5, 6, 8, 9 and 10.

V. PUBLIC HOUSING- AMP 4

Public Housing- AMP 4 is associated with four (4) HUD project number which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending March 31, 2015, Public Housing- AMP 4 generated a net loss of \$12,502; the deficit will be funded by current year Public Housing operating revenue.

VI. PUBLIC HOUSING- AMP 5

Public Housing- AMP 5 is associated with one (1) HUD project number which includes; Saxony Square (5 units). This community consists of 5 rental units.

For the period ending March 31, 2015, Public Housing- AMP 5 generated a net loss of \$3,153; the deficit will be funded by current year Public Housing operating revenue.

VII. PUBLIC HOUSING- AMP 6

Public Housing- AMP 6 is associated with one (1) HUD project number which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending March 31, 2015, Public Housing- AMP 6 generated a net loss of \$35,144; the deficit will be funded by current year Public Housing operating revenue.

VIII. PUBLIC HOUSING- AMP 7

Public Housing- AMP 7 is associated with three (3) HUD project number which includes; Braddock Road (6 units), Whiting Street (24 units), and Reynolds (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending March 31, 2015, Public Housing- AMP 7 generated a net loss of \$25,921; the deficit will be funded by current year Public Housing operating revenue.

IX. PUBLIC HOUSING- AMP 8

Public Housing- AMP 8 is associated with one site which includes; Old Dominion (24 rehab and 12 new construction units). This community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending March 31, 2015, Public Housing- AMP 8 generated a net loss of \$2,693; the deficit will be funded by current year Public Housing operating revenue.

X. PUBLIC HOUSING- AMP 9

Public Housing- AMP 9 is associated with one site which includes; West Glebe. This community consists of 48 Public Housing rental units which are also LIHTC units.

For the period ending March 31, 2015, Public Housing- AMP 9 generated a net loss of \$21,608; the deficit will be funded by current year Public Housing operating reserves.

XI. PUBLIC HOUSING- AMP 10

Public Housing- AMP 10 is associated with one site which includes; James Bland Phase I (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending March 31, 2015, Public Housing- AMP 10 generated a net loss of \$15,693; the deficit will be funded by current year Public Housing operating reserves.

XII. PUBLIC HOUSING- AMP 11

Public Housing- AMP 11 is associated with one site which includes; James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending March 31, 2015, Public Housing- AMP 11 generated a restricted reserve of \$7,245; which is restricted to the Limited Partnership.

XIII. PUBLIC HOUSING- AMP 12

Public Housing- AMP 12 is associated with one site which includes; James Bland Phase IV (Old Town Commons). This community consists of 44 Public Housing/LIHTC rental units.

For the period ending March 31, 2015, Public Housing- AMP 12 generated a restricted reserve of \$23,896; which is restricted to the Limited Partnership.

XIV. OLD TOWN COMMONS V- (JB V)

Old Town Commons V is associated with one site which includes; James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units that are currently being developed.

For the period ending March 31, 2015, OTC V generated a restricted reserve of \$117,976; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and debt service obligation to ARHA.

XV. MILLER HOMES

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at West Glebe and James Bland. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending March 31, 2015, Miller Homes generated an (unrestricted) surplus of \$34,919, which is being used to fund current year operating deficits in the COCC.

XVI. HOPKINS- TANCIL COURTS

This report reflects 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and the residual receipts earned at this property are no longer restricted to the property.

For the period ending March 31, 2015, Hopkins Tancil generated an (unrestricted) surplus of \$97,061, which is being used to fund current year operating deficits in the COCC.

XVII. QUAKER HILL, LP

This property consists of 60 LIHTC rental units.

For the period ending March 31, 2015, Quaker Hill generated a restricted reserve of \$114,857; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

XVIII. PRINCESS SQUARE

This property consists of 69 affordable housing rental units.

For the period ending March 31, 2015, Princess Square generated a net loss of \$31,185; this deficit will be funded from the properties operating reserves.

XIX. PENDLETON PARK

This property consists of 24 LIHTC rental units.

For the period ending March 31, 2015, Pendleton Park generated a restricted reserve of \$29,428; this reserve is restricted for replacement reserves, operating reserves, and debt service obligation to ARHA.

XX. HOUSING CHOICE VOUCHER PROGRAM

For the period ending March 31, 2015, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$180,369; the deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

XXI. MOD REHAB PROJECT BASED VOUCHERS

For the period ending March 31, 2015, the Housing Mod-Rehab operated without a surplus or deficit; Based on future funding projections this program will operate with a surplus which is restricted for future housing assistant payments within the Mod Program.

XXII. TAX EXEMPT BOND INCOME

For the period ending March 31, 2015, The Bond Fund generated an un-restricted surplus of \$18,059, which is being funded with bond programs reserves.

Please contact me if you have any questions or require additional information
Attachment(s)

Alexandria Redevelopment & Housing Authority
Rent Roll Summary
FY 2015

Project Name	# of Units	January	February	March	April	Total	Avg. Rental Income/Unit
Public Housing Units							
*Ladrey High-rise	170	\$ 42,356	\$ 42,873	\$ 43,173	\$ 42,282	\$ 170,684	\$ 252
*Samuel Madden	66	5,991	5,919	6,246	6,414	24,570	\$ 96
*Ramsey Homes	15	4,504	4,321	4,600	4,600	18,025	\$ 300
*Andrew Adkins	90	14,358	12,082	12,313	12,723	51,476	\$ 145
*4-10 Scattered Sites	50	15,175	14,913	13,325	13,831	57,244	\$ 286
*4-11 Scattered Sites	30	6,513	8,293	7,688	7,836	30,330	\$ 253
*4-12 Scattered Sites	41	10,803	10,927	10,582	10,026	42,338	\$ 258
*Park Place	38	9,890	9,532	9,343	9,068	37,833	\$ 249
*Saxony Square	5	1,677	1,830	1,830	1,851	7,188	\$ 359
*Chatham Square	52	16,867	17,447	18,002	16,898	69,214	\$ 333
*Braddock	6	2,938	2,845	2,845	2,845	11,473	\$ 478
*Whiting	24	3,461	3,462	3,306	4,203	14,432	\$ 150
*Reynolds	18	4,771	5,311	5,698	7,091	22,871	\$ 318
*Old Dominion	36	5,065	5,484	6,484	7,077	24,110	\$ 167
*West Glebe	48	6,503	6,208	6,173	6,398	25,282	\$ 132
*James Bland I	18	3,199	3,199	2,733	2,710	11,841	\$ 164
*James Bland II	18	2,162	2,402	3,049	3,049	10,662	\$ 148
*James Bland IV	44	14,917	14,483	14,598	13,674	57,672	\$ 328
**Total Public Housing	769	\$ 171,150	\$ 171,531	171,988	172,576	\$ 687,245	
Non-Public Housing Units							
*Quaker Hill LP	60	\$ 93,017	\$ 94,403	\$ 94,017	\$ 96,397	\$ 377,834	\$ 1,574
Pendleton Park I	20	27,517	28,680	25,574	27,080	108,851	\$ 1,361
Pendleton Park II	4	1,444	1,726	1,041	-	4,211	\$ 263
Hopkins Tancil (Mod Rehab)	111	100,863	109,287	105,281	105,845	421,276	\$ 966
*James Bland V	54	58,778	58,778	58,778	59,162	235,496	\$ 1,090
*Miller Homes	16	24,902	24,902	26,619	26,619	103,042	\$ 1,610
*Princess Square	69	84,258	85,125	82,957	80,652	332,992	\$ 1,224
Total Non-Public Housing	334	\$ 390,779	\$ 402,901	394,267	395,755	\$ 1,583,702	
Totals	1103	\$ 561,929	\$ 574,432	\$ 566,255	\$ 568,331	\$ 2,270,947	

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants,
it does not include the amounts collected.

*Resolution 830 units

** Public Housing total above does not include operating subsidy received from HUD.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	Total		Over /		*Central Office (C.O.)			Public Housing AMP 1		
	Actual	Budget	Total	(Under)	Actual	Budget	Over /	Actual	Budget	Over /
Operating Revenue										
Dwelling Rent	1,721,683	1,719,025	2,658		-	-	-	126,789	128,100	(1,311)
Governmental Grants	5,175,031	5,238,625	(63,594)		-	-	-	-	-	-
Local Grants	30,056	41,575	(11,519)		-	-	-	30,056	41,575	(11,519)
Management/Fee for Service	846,741	853,421	(6,680)		494,285	503,421	(9,136)	-	-	-
Bookkeeping Fee	22,890	24,683	(1,793)		22,890	24,683	(1,793)	-	-	-
Asset Management Fee	30,520	32,905	(2,385)		30,520	32,905	(2,385)	-	-	-
HCVP Asset Management Fee	106,988	143,703	(36,714)		106,972	111,203	(4,231)	-	-	-
Reserves	348,291	70,523	277,769		136,737	70,523	66,215	-	-	-
Operating Subsidy	717,535	770,496	(52,961)		-	-	-	142,416	151,125	(8,709)
Investment Income	587	1,283	(695)		30	30	(0)	-	-	-
CY Transfers	175,717	174,965	752		-	-	-	-	-	-
Other Income	97,597	167,226	(69,629)		50	58,175	(8,125)	19,567	17,663	1,905
Total Operating Revenue	9,273,637	9,238,429	35,209		791,484	800,939	(9,455)	318,829	338,463	(19,634)
Operating Expenses										
Administration	1,500,792	1,682,221	(181,428)		420,148	451,513	(31,364)	87,217	85,663	1,555
Tenant Services	92,913	93,706	(794)		-	113	(113)	18,022	21,325	(3,303)
Utilities	399,300	394,650	4,650		20,635	25,725	(5,090)	90,043	83,750	6,293
Ordinary maintenance & operations	930,467	859,510	70,957		231,979	196,558	35,422	79,069	101,509	(22,440)
Protective Services	16,812	14,513	2,299		7,676	7,850	(174)	1,473	375	1,098
General expense	600,921	667,476	(66,556)		111,046	119,181	(8,135)	28,742	39,925	(11,184)
Housing Assistance Payments	5,240,237	5,221,625	18,612		-	-	-	-	-	-
Debt Service	52,551	71,650	(19,099)		-	-	-	-	-	-
CY Reserves	146,243	204,953	(58,710)		-	-	-	14,263	5,916	8,347
Transfers	-	28,125	(28,125)		-	-	-	-	-	-
Total Operating Expense	8,980,234	9,238,429	(258,195)		791,484	800,939	(9,455)	318,829	338,463	(19,634)
NET INCOME (LOSS)	293,404	-	293,404		0	-	0	(0)	-	(0)
Less: Restricted Income	(293,402)	-	(293,402)		-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	1	-	2		0	-	0	(0)	-	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	69,333	72,600	126,934	130,950	5,337	5,400
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	-	-	-	-
Operating Subsidy	252,189	267,267	119,614	118,776	1,631	1,775
Investment Income	-	-	-	-	-	-
CY Transfers	12,502	7,081	40,944	35,920	3,153	6,262
Other Income	13,729	7,080	2,424	4,371	43	238
Total Operating Revenue	347,753	354,028	289,916	290,018	10,164	13,675
Operating Expenses						
Administration	67,360	91,295	99,941	111,050	4,826	5,916
Tenant Services	32,675	10,719	230	175	-	6
Utilities	126,974	132,638	41,150	37,000	4,353	4,450
Ordinary maintenance & operations	86,091	73,696	96,555	87,893	718	2,376
Protective Services	385	-	121	-	4	-
General expense	34,266	27,356	51,918	43,450	263	926
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	18,324	-	10,450	-	-
Transfers	-	-	-	-	-	-
Total Operating Expense	347,752	354,028	289,916	290,018	10,164	13,675
NET INCOME (LOSS)	0	-	0	-	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	(0)	(0)

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	Public Housing AMP 9		Public Housing AMP 10		Public Housing AMP 11		Public Housing AMP 12	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue								
Dwelling Rent	18,948	18,600	9,131	9,525	7,613	7,050	42,823	43,500
Governmental Grants	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-
Operating Subsidy	46,074	54,300	20,577	17,425	20,334	20,550	24,703	34,656
Investment Income	104	106	(2)	-	-	250	103	31
CY Transfers	21,608	9,124	12,484	13,049	-	12,555	-	-
Other Income	2,762	2,013	749	430	355	200	1,320	6,475
Total Operating Revenue	89,496	84,143	45,860	40,429	28,302	40,605	68,949	84,663
Operating Expenses								
Administration	31,025	35,049	28,996	20,901	11,455	20,888	21,784	39,593
Tenant Services	-	50	647	900	647	750	776	950
Utilities	4,550	2,975	284	750	2,326	3,675	9,114	9,000
Ordinary maintenance & operations	45,277	35,619	9,773	11,290	3,452	10,543	2,372	17,938
Protective Services	318	450	586	600	496	500	919	1,375
General expense	8,325	10,000	5,575	5,988	2,680	4,250	10,087	12,800
Housing Assistance Payments	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
CY Reserves	-	-	-	-	-	-	-	3,008
Transfers	-	-	-	-	-	-	-	-
Total Operating Expense	89,496	84,143	45,861	40,429	21,056	40,605	45,052	84,663
NET INCOME (LOSS)	0	-	0	-	7,245	-	23,896	-
Less: Restricted Income	-	-	-	-	(7,245)	-	(23,896)	-
ADJUSTED NET INCOME/(LOSS)**	0	-	0	-	0	-	0	-

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	OTC Phase V		Miller Homes		Hopkins-Tancil		Over / (Under) Budget
	Actual	Budget	Actual	Budget	Actual	Budget	
Operating Revenue							
Dwelling Rent	178,218	175,500	78,133	74,400	323,657	318,000	5,657
Governmental Grants	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-	-
Investment Income	-	-	-	-	4	5	(1)
CY Transfers	-	-	-	-	-	-	-
Other Income	6,103	888	362	1,525	21,808	6,550	15,258
Total Operating Revenue	184,321	176,388	78,495	75,925	345,468	324,555	20,913
Operating Expenses							
Administration	42,925	60,388	35,513	47,458	47,362	61,970	(14,608)
Tenant Services	2,286	15,625	-	-	20,088	37,550	(17,462)
Utilities	8,134	500	68	275	54,642	50,625	4,017
Ordinary maintenance & operations	4,677	48,000	2,996	9,413	56,810	72,325	(15,515)
Protective Services	923	1,250	12	375	165	150	15
General expense	7,398	22,500	4,987	4,663	55,182	66,725	(11,543)
Housing Assistance Payments	-	-	-	-	-	-	-
Debt Service	-	-	-	-	14,157	24,000	(9,843)
CY Reserves	-	-	34,919	13,743	97,061	11,210	85,851
Transfers	-	28,125	-	-	-	-	-
Total Operating Expense	66,344	176,388	78,496	75,925	345,468	324,555	20,913
NET INCOME (LOSS)	117,976	-	(0)	-	0	-	0
Less: Restricted Income	(117,976)	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	(0)	-	0	-	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	Quaker Hill LP		Princess Square		Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	288,145	282,600	236,892	261,000	111,550	89,350
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Reserves	-	-	31,185	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	138	181	-	-	14	25
CY Transfers	-	-	-	-	-	-
Other Income	6,307	9,988	13,675	4,025	369	5,463
Total Operating Revenue	294,589	292,769	281,752	265,025	111,933	94,838
Operating Expenses						
Administration	94,170	95,006	26,316	46,258	14,802	15,663
Tenant Services	-	1,875	2,329	1,250	776	500
Utilities	1,183	2,925	16,919	23,000	10,289	9,625
Ordinary maintenance & operations	14,017	35,463	157,011	59,802	15,079	19,788
Protective Services	46	-	260	375	54	-
General expense	47,685	51,025	78,917	92,375	25,743	23,163
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	22,632	22,650	-	-	15,762	25,000
CY Reserves	-	83,825	-	41,965	-	1,100
Transfers	-	-	-	-	-	-
Total Operating Expense	179,732	292,769	281,752	265,025	82,505	94,838
NET INCOME (LOSS)	114,857	-	(0)	(0)	29,428	-
Less: Restricted Income	(114,857)	-	-	-	(29,428)	-
ADJUSTED NET INCOME(LOSS)**	(0)	-	(0)	(0)	0	0

**Loss reduces unrestricted reserves

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING MARCH 31, 2015

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Operating Revenue						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	4,897,066	4,937,000	277,965	301,625	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	328,080	350,000	24,376	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	17	32,500	-	-
Reserves	180,369	-	-	-	-	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	105	555	-	18	7	7
CY Transfers	-	69,158	-	-	18,059	18,059
Other Income	125	13,750	-	-	150	22,636
Total Operating Revenue	5,405,745	5,370,463	302,358	334,143	18,215	22,636
						(4,421)
Operating Expenses						
Administration	331,125	343,213	20,950	21,628	3,781	15,750
Tenant Services	-	-	-	-	14,435	1,000
Utilities	1,167	425	-	-	-	-
Ordinary maintenance & operations	13,416	3,425	-	-	-	-
Protective Services	2,498	250	-	-	-	-
General expense	95,267	103,150	3,443	4,138	-	-
Housing Assistance Payments	4,962,272	4,920,000	277,965	301,625	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	6,753	-	5,886
Transfers	-	-	-	-	-	-
Total Operating Expense	5,405,745	5,370,463	302,358	334,143	18,215	22,636
						(4,421)
NET INCOME (LOSS)	0	-	0	-	(0)	(0)
Less: Restricted Income	-	-	-	-	-	-
ADJUSTED NET INCOME(LOSS)**	0	-	0	-	(0)	(0)

**Loss reduces unrestricted reserves

ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /
RESIDENT & COMMUNITY SERVICES



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Melvin Miller


Carter D. Flemming
Kara Dinowitz
Christopher Ballard

Karl Sandberg
Chyrell Bucksell
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: April 20, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 03/30/2015

I. Performance Indicators for Board Monitoring

The Asset Management Department is responsible for the management and operations of ARHA's public housing developments, including but not limited to all leasing activities, rent collections, maintenance and grounds, and the enforcement and compliance of ARHA policies, as well as HUD, State and local government regulatory requirements.

ARHA's Admission and Continuing Occupancy Plan, also referred to as the ACOP, is the official document to set forth all policies in accordance with HUD's regulations and other policies approved by the ARHA Board of Commissioners.

In addition to the ACOP policies, HUD requires all Public Housing Authorities to abide by certain rules and regulations designed to measure the PHA's performance against national benchmarks, as well as other industry standards used to measure the operational and financial status of the organization.

The following report provides an overview of the Asset Management performance, including but not limited to the following activities:

- Leasing and Occupancy (current occupancy, move-in, and move out activity)
- Tenant's Account Receivables (TAR's)
- Vacant unit turnaround time (down time + make ready [turn-over] + lease up time)
- Work Order performance pursuant to HUD standards
- Public Housing Assessment Systems (PHAS) score, annually revised by HUD, based on information gathered by HUD from electronic submittals, REAC inspections and other components provided by the Authority.

The Tables and Charts provide a summary and overview of Asset Management activities and where applicable, include comparisons of performance indicators versus HUD standards, industry benchmarks, or ARHA's own goals. Further, performance indicators not covered in this section may be included in the Secretary-Treasurer's report.

Table A below shows the Performance Indicators Benchmark and Goals, as determined by the Board of Commissioners or the CEO. Additionally, Table-A shows HUD's standards for each indicator, whenever it is applicable, or a range of values assigned to the indicator, which shows the level of achievement. In some cases, ARHA's benchmarks may be higher than HUD's standards.

Comments contain information pertinent to each indicator to help in the analysis of the scores shown below. Some of the scores are percentile values, while other scores are numerical values based on specific units. Chart "A" provides a graphic presentation of Table A.

Table B provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the market rent and Section 8 units owned and managed by the Authority, and the data include the previous month, current moth (reporting period) and the projected data for the following period.

Table C provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the Public Housing affordable units, including Low-Income Housing Tax Credit (LIHTC) properties owned and managed by the Authority.

As with the market rent units, the data include the previous month, current moth (reporting period), and the projected data for the following period, the last is based on estimations and historical data.

Both tables mentioned above are supported by Charts B and C respectively. Please note that some of the chart data has been consolidated due to graphic limitations, to show large amounts on information on a scaled down chart, and some values have been rounded up.

The last sections of this report include legal activities related to the management and operation of the developments, on a Year-to-Date basis. The current report shows January 2015 activities.

TABLE A

Performance Indicators for Board Monitoring for the current reporting period

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
	INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK / GOAL	HUD'S STANDARD	COMMENTS
1	Occupancy Rate ACC units (PH)	96%	97%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate HCVP (Mkt. Rate)	97%	98%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1%	2%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B,
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	5%	3%	2%	>6%≤8% = D - >8%≤ E - >10%=F	>4%≤6% = C, >6%≤8% = D, >8%≤ E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 7 days (average) LEASE UP TIME = 20 days (average)	27 days	28 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	13 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	26 days	26 days	15 days	21 days	290 total work orders issued; 78 completed; 212 work orders remain open including VUs, pest services, UPCS-HQS inspections, and system transfers.
7	PHAS Annual Score	80	80	91	90 – 100 = High Performer - 70 – 89 = Standard	Standard performer rating as of FY 2014

(*) ESTIMATED

CHART A
Performance Indicators for current Board Monitoring Reporting Period

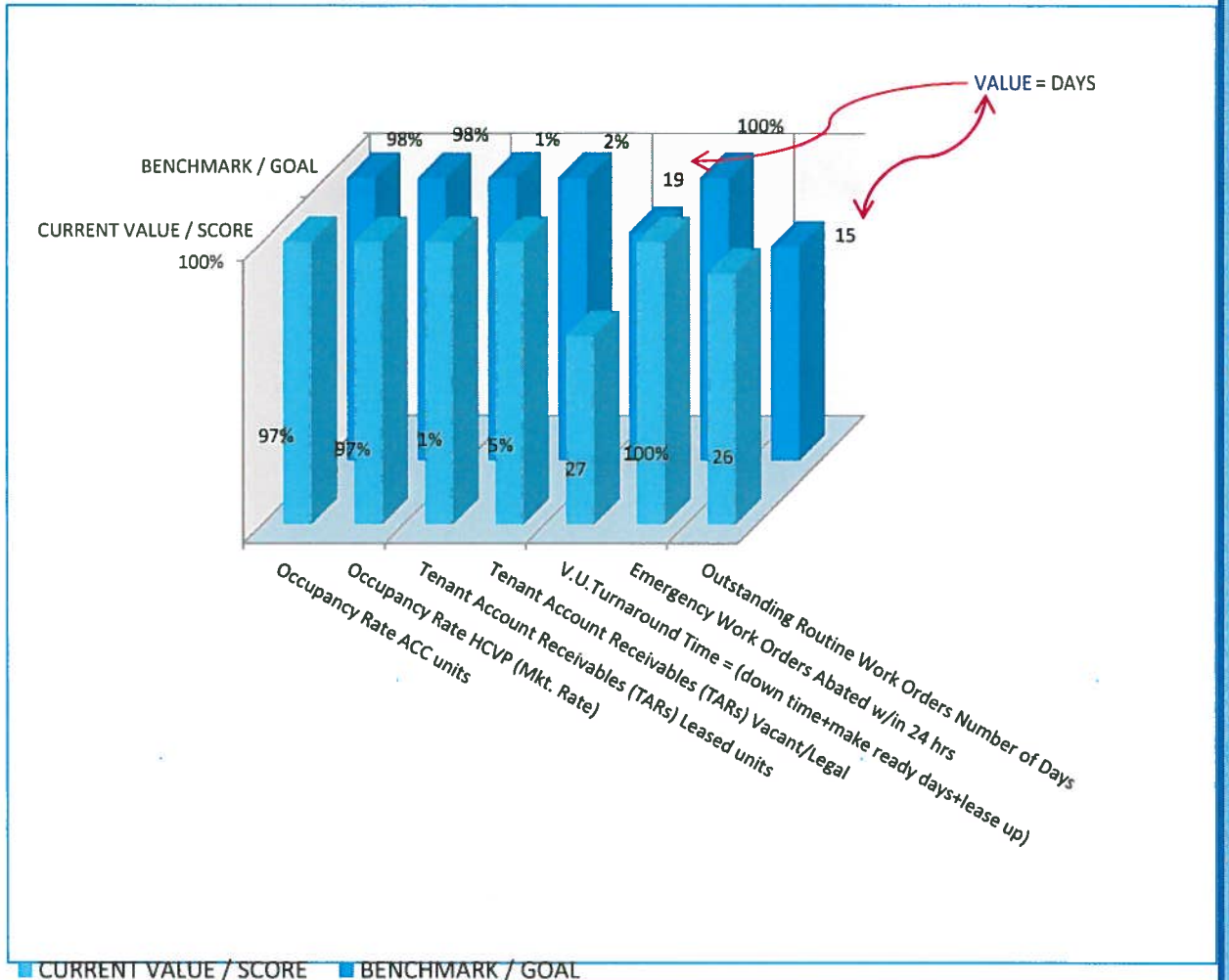


CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (March 2015) & projected vacancy for Next Reporting Period (April 2015)

DEVELOPMENTS MKT. & HCVP	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	8	7	10%	1	0	4
Quaker Hill	60	1	0	0%	1	0	0
Hopkins-Tancil Courts (2)	108	4	3	2%	1	0	2
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	2	2	8%	0	0	0
Old Town Commons James Bland V (3)	54	0	0	0%	0	0	0
TOTALS (4)	330	15	12	3%	3	0	-

NOTES:

- (1) Total units = 69. One unit occupied by a RPO – net lease units = 68
- (2) Total 111 Units: one unit occupied by a RPO, two units converted into the Ruby Tucker Center. Net unit count 108.
- (3) Percentile values have been rounded up or down for chart purposes.
- (*) **Projected for the next reporting period**

CHART B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (March 2015)

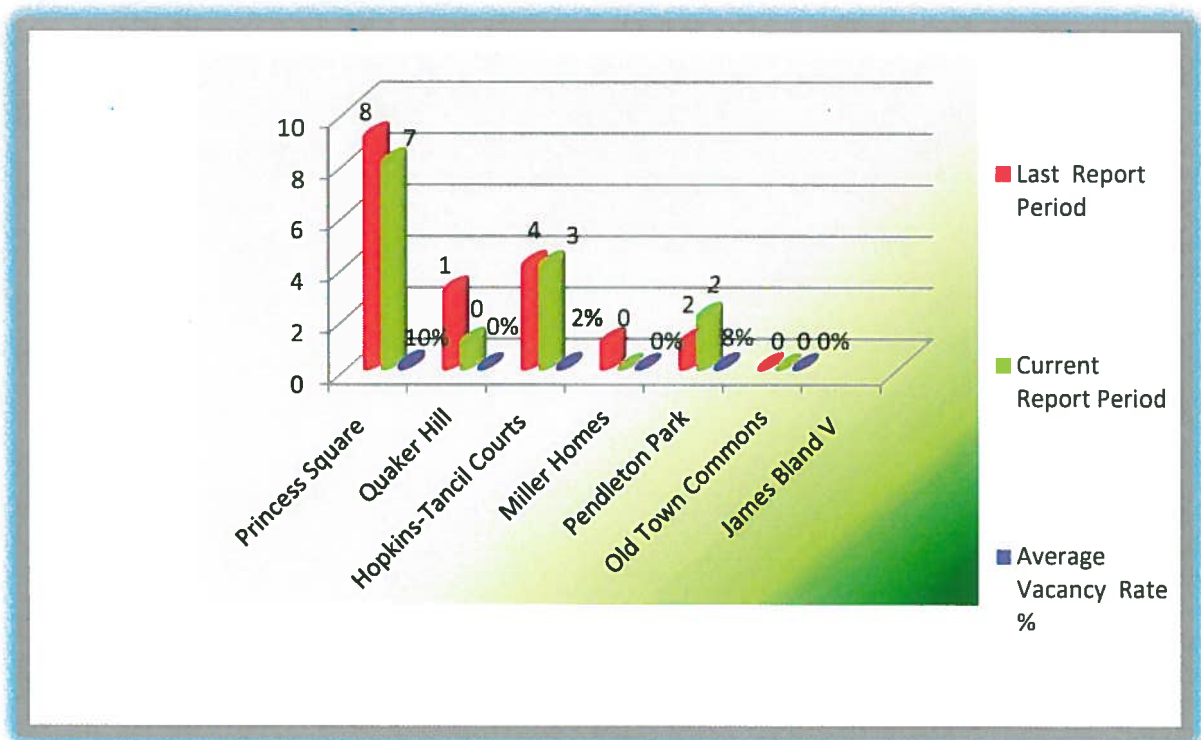
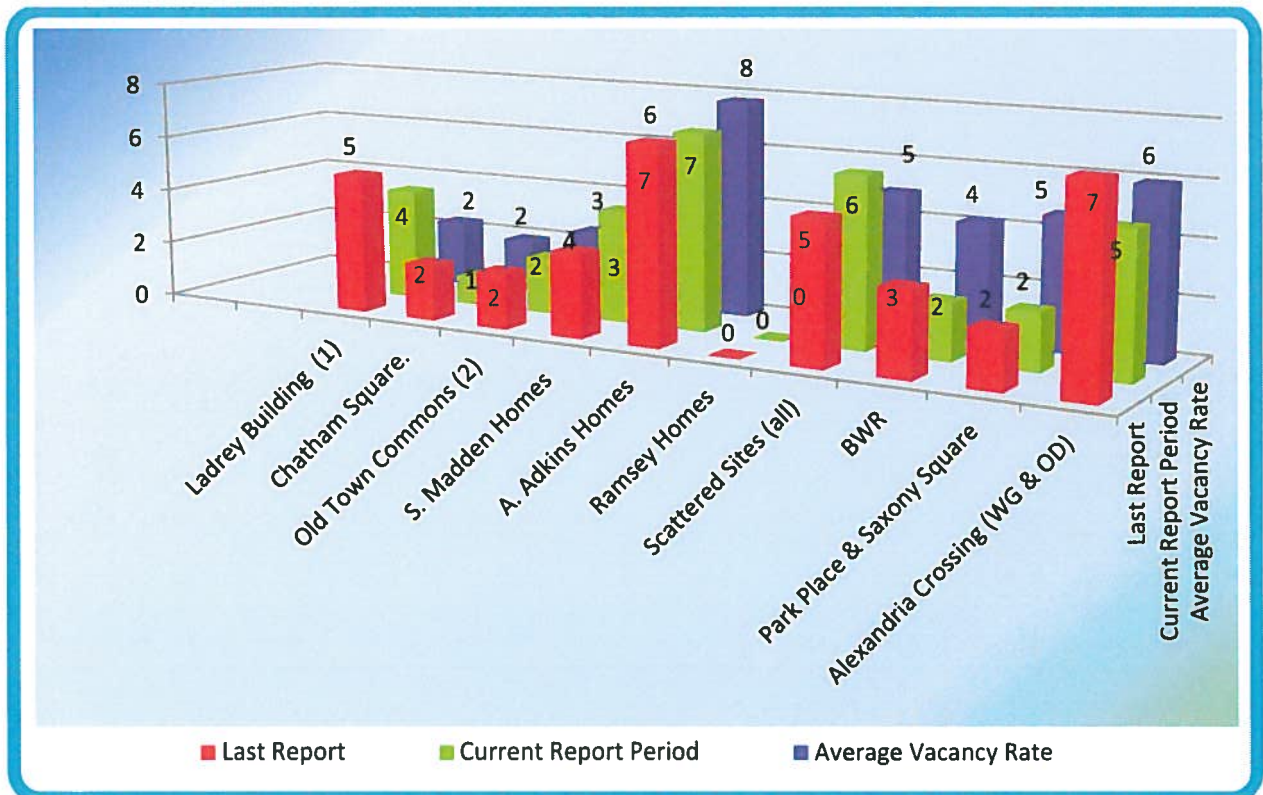


TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (March 2015) & Projected Vacancy for next reporting period (April 2015)

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	3	4	2	1	2	2
Chatham Square.	52	3	1	2	0	0	1
Old Town Commons (2)	80	2	2	2	0	0	2
S. Madden Homes	66	3	4	4	0	1	3
A. Adkins Homes	90	7	7	8	0	0	6
Ramsey Homes	15	0	0	0	0	0	0
Scattered Sites (all)	121	5	6	5	0	1	4
BWR	48	3	2	4	1	0	2
Park Place & Saxony Square	43	3	2	5	0	0	2
Alexandria Crossing (WG & OD)	84	7	5	6	2	0	3
TOTALS: (4) (values are rounded up/down)	769	34	33	4	4	4	-
NOTES:							
(1) Total 170 Units: one unit occupied by a RPO							
(2) Count include JB Phases 1, 2 3 and 4							
(3) One unit occupied by an RPO							
(4) Percentile values have been rounded up or down for chart purposes.							
(*) Projected for the next reporting period							

CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (March 2015) & Projected Vacancy for next reporting period (April 2015)



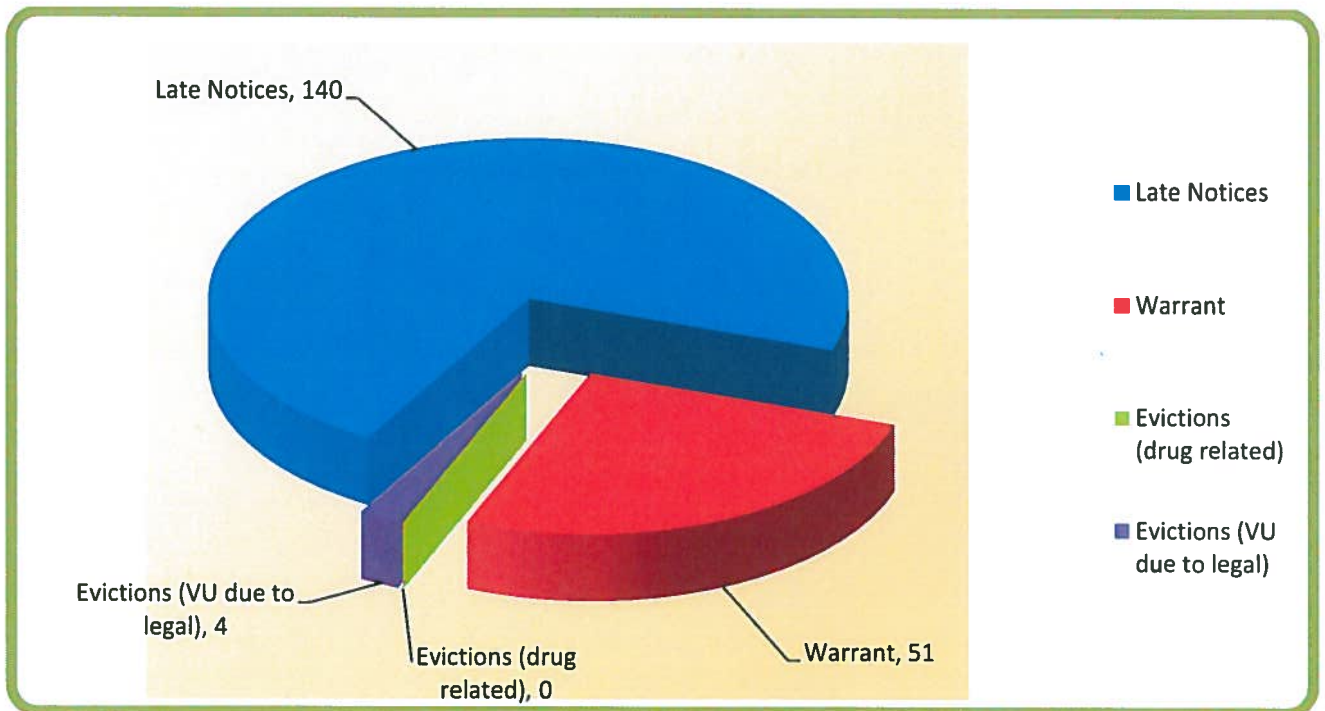
II. Year-to-Date Administrative & Legal Activities

The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Chart D below, shows the Year-To-Date numbers that quantify the above steps. The variances shown in the chart also illustrates how the various step-actions are carried out based on the residents' response and the adjudication of the cases.

The current year reflects all activities that have taken place since the beginning of the year up to the current reporting period, all values are accumulative.

CHART D
Year to Date Administrative & Legal Activities

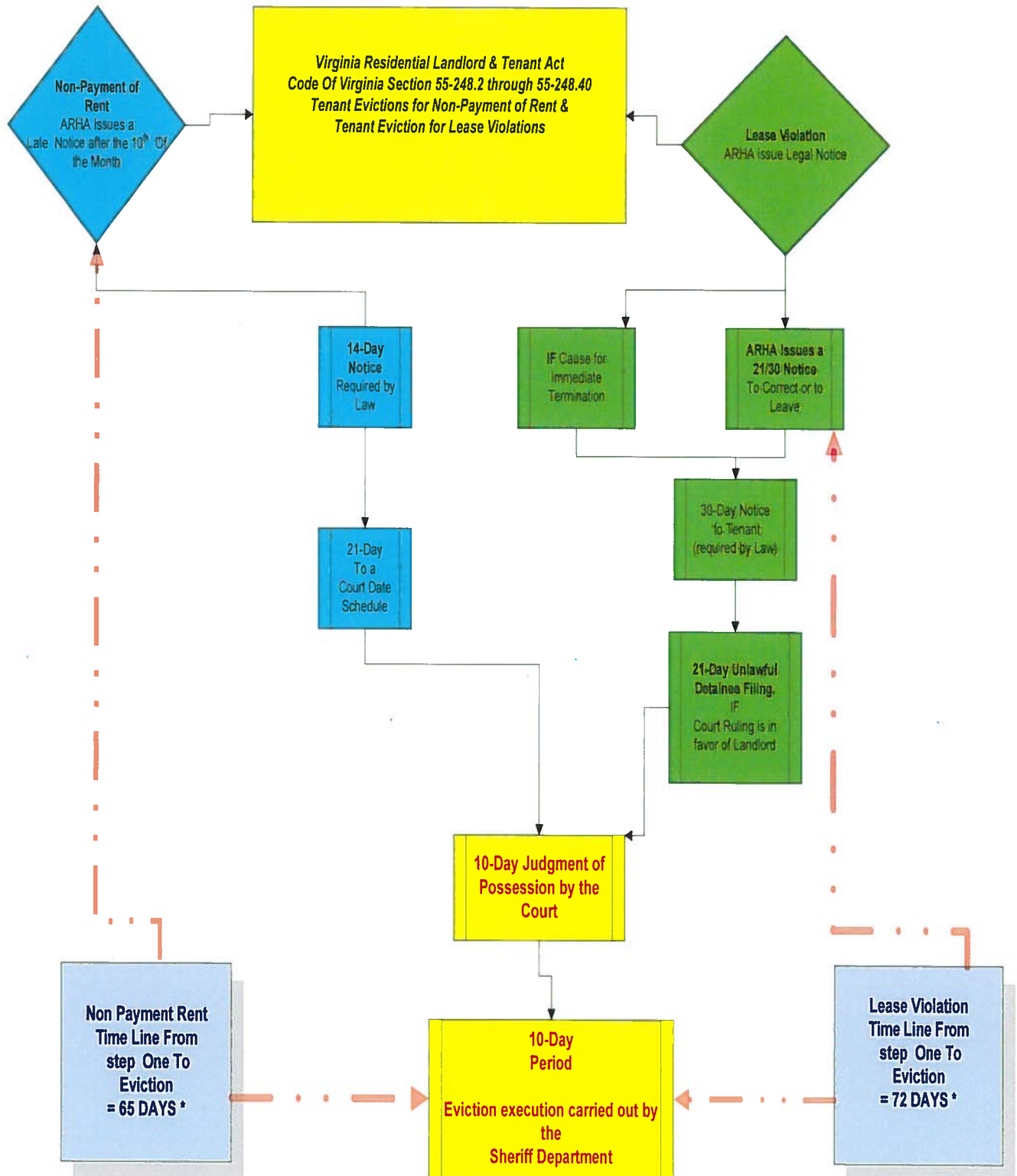


Virginia Residential Landlord-Tenant Legal Process

Legal Process for Virginia Residential Landlords and Tenants is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other case not related to rent payments.

The total time line may vary by circumstances, including but not limited to the Landlord's action, the Court actions in moving forward or allowing the defendant additional time or other recourses and the tenant's actions (contesting the case, etc.). The time lines showed below are the average for each type of case.

VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



*Time Lines may vary for each case based on unilateral actions by ARHA, the Court or the Defendant



BUILDING COMMUNITY
PARTNERSHIPS


Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard

Melvin Miller
Carter Flemming
Chyrell Bucksell

Karl Sandberg

Roy Priest, Chief Executive Officer

DATE: April 14, 2015
TO: Merrick Malone, Chairman and the ARHA Board of Commissioners
FROM: Roy Priest, Secretary-Treasurer 
SUBJECT: HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES

The current program utilization rate is 78% of the annual contributions contract (ACC) with 94% of the budget authority expended. There were no new vouchers issued from the waiting list this month.

Priority Assignments for the month of March:

Program Utilization - There were 90 vouchers issued and not under lease at the end of the month. Based on current funding allocations our per unit cost is approximately \$1100. There were 15 new leases and 8 end of participations for the month. A series of application and briefing sessions have been planned weekly over the next couple of months in an effort to stabilize and increase program utilization. Staff also met with and are actively engage with other city agencies as part of the landlord engagement subcommittee to solicit new owners to participate in the program. The major challenge to program utilization continues to be a lack of housing options. Approximately 30 percent of vouchers issued expire prior to applicant lease up. This in part is due to applicant issues with landlord suitability (income, credit history, etc.) and the cost of living in the city but is primarily due to the limited number of places where applicants can use the voucher.

Voucher Management System (VMS) Data reported for March 2015

Homeownership	19
Homeownership New this Month	0
Family Unification	40
Portable Vouchers Paid	200
Tenant Protection	95
All Other Vouchers	1156
Total Vouchers	1510
Number of Vouchers Under Lease on the last day of the month	1503
HA Owned Units Leased – included in the units lease above	131
New vouchers issued but not under contract as of the last day of the month	90
Portable Vouchers Administered (Port In)	14
Number of Vouchers Covered by Project-Based AHAPs and HAPs	64

Number of Hard to Housed Families Leased	14
Total ACC	1926
Total Vouchers Allocated	1593
Total Vouches Available	333

*New vouchers issued but not under lease includes current program participants actively seeking in addition to applicants selected from the waiting list

**Section Eight Management Assessment Program (SEMAP) Indicators Report
As of March 3, 2015**

Indicator	Possible Number of Points	February Rating
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Reexamination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 - Precontract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentration)		
Total	145	145

Note: For Indicators 9-12 and 14 HUD mandates for SEMAP a Reporting Rate of atleast 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these indicators.

Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1501	02/15	188	10	1323	1275	96

Indicator #9: Annual Reexaminations

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.	0%
Number of Families in Current Database	Number of Late Reexaminations
1275	0

Indicator #10: Correct Tenant Rent Calculations

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold	0%
---	----

Number of Families in Current Database	Number of Rent Discrepancies
851	0

Indicator 11: Precontract HQS Inspections

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract	99%
Number of Families in Current Database	Number of Inspections On or Before Effective Date
183	183

Indicator 12: Annual HQS Inspections

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.	0%
Number of Families in Current Database	Number of Late Inspections
1192	0

Indicator 14: Family Self Sufficiency Enrollment

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0

Number of Mandatory Slots*	Number of families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
0	15	227	15	94

- As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may include approved exceptions to mandatory slots.
- Current grant guidelines require at least 50 participants for each full-time coordinator position. There are 35 actual program participants.



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Christopher Ballard

Melvin Miller
 Carter Flemming
 Salena Zellers

Chyrell Bucksell
 Karl Sandberg
 Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: March 23, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: RESIDENT AND COMMUNITY SERVICES BOARD REPORT

Programs and Services provided by ARHA's Resident and Community Service Department consist of several programs and activities for youth, families and seniors through various partnerships with the city, community agencies and private organizations . In addition ARHA's Family Self-Sufficiency and Supportive Services programs are provided to ARHA residents in an effort to create family self sufficiency by enhancing education and job skills for today's economy and adapatailty to living in an socially integrated society. Ten staff members are responsible for administering these programs for residents. Funding for these programs are providedd through the City of Alexandria, Alexandria City Public Schools, the federal Department of HUD, grants and ARHA budget funds. Monthly activites are highlighted below:

Resource Learning Centers: Ruby Tucker Family Center (RTFC); Family Resource Learning Center (FRLC) @ Charles Houston
Staff: Jason Ellis, Gaynelle Diaz, Kimberly Artis, Sabrina Walker, Ron Allen

Activities:

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
Adult (19 and over)	7	5	4	3	58	31
Youth (4-18)	31	23	8	11	69	45

Ancillary Support:

Support Services	Service delivery numbers (indvl. count)
Referral services	14
School visits/ PTA meeting	9
Food distribution	34
Clothing distribution	
Resident Association attendance	14

Finances:

Expenditures: ARHA	Expenditures: Grants (External Funding)	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$2,740	\$0	\$632

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
6	51	116	63

Partnerships:

- Awarded a CAFB Fresh Produce Grant – Receive an average of 4,000 pounds of fresh produce from May – October
- The Bridge Program at Hammond enters partnership w/the Alexandria Sexual Assault “DO YOU” workshop benefitting 10 ARHA middle school students.
- The Black History Debate Partnership w/the Boys & Girls Club concludes with a community exhibition debate May 5th @ the Alexandria Black History Museum. The partnership continues every Monday & Thursday at the Boys & Girls Club located at 401 N Payne St.
- April 17 - 10 churches will meet at Downtown Baptist Church in an effort to secure volunteers, additional program space and additional networks to offer holistic program options to registered students in ARHA middle school after-school programs for SY 2015-2016.

Special Notes/Upcoming Events:

- KaBOOM! Playground Build – April 30th at 1400 Princess Square starting at 7:00AM

The Senior Program: The Senior Center @ Charles Houston; Ladrey High Rise

Staff: Vanessa Greene, Cynthia Pierce, Starr Robertson

Activities:

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
34	23	27	35

Participation:

Active participants	New Registrants	Drop-ins	Partner Participants
46	0	11	10

Referrals/Ancillary Services:

Support Services	Service delivery numbers (indvl. count)
Health & Medical	321
Financial	10
Daily living skills and entitlements	15
Transportation	315
Enrollments and registrations	0
Sick and shut-in	18
Family planning & Assessments	2

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$0	\$0	\$2,500

Volunteers:

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
2	37	36	61

Partnerships:

- *Walgreens Pharmacy: Pharmacist onsite for Blood Pressure, Prescription delivery and Medication Review.*
- *Dr. Breiner & Dr. Boone Podiatry Clinic: Provides onsite & home visit podiatry services and referrals.*
- *I'm Still Alive Foundation (ISAF): Socialization for residents which provides bi weekly/monthly gifts, treats, and social interactions with residents.*
- *March 21st, Volunteer Alexandria & the Ladrey volunteers participated in an intergenerational social activity making hand crafted first aid kits and distributing them to 169 Ladrey residents.*
- *Think Well-Feel Well Program: Registered Nurse from National Health attends monthly, to enable individuals to continue being an integral part of their community, while keeping their independence and sense of wellbeing through a variety of seminars, movements & daily living skill activities.*

Special Notes/Upcoming Events:

- *4/17 – Doggie Fashion show & Participant Talent Show @ ADSC, 10:00AM*
- *4/29 – Robust Walkathon @ Ben Brenman Park, 10:00AM*
- *4/30 – An Afternoon with Advice Columnist “Ask Alma”, 1:00PM @ Alexandria Black History Museum*
- *5/8 – “Crowns...A Hat Affair & Luncheon” Mother’s Day Event, 10:30AM*

Family Self-Sufficiency and Supportive Services (JB V, PH, HCV)

Staff: Fredricka Charity, Nora Lopez, Yolanda Littlejohn

Activities:

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	54		2	1	2	18
Public Housing						
Housing Choice	35	2			6	10
Agency wide					10	2
TOTALS	89	2	2	1	18	30

Finances:

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0	\$0	\$0	\$0

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
13	\$105,868.58	71	\$24,370	\$1,799,345

Referrals:

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'tment
James Bland V		3	1				1
Public Housing							
Housing Choice							
Agency wide							
TOTALS		3	1				1

Partnerships:

- The Arlington chapter of the Links sponsored a presentation by Chris Bridges, well known financial expert, "Get Your Financial House in Order" on 3/26/2015 at 6:30 at 600 N. Fairfax Street. It was one of the most successful seminars with 35 residents in attendance.
- **Virginia Employment Commission (V.E.C)** – Established partnership to coordinate and conduct monthly recruitment events given ARHA residents preferential treatment.
- **Northern Virginia Employment Advisory Council (NVEAC)**- Quarterly networking event for employers and service providers that assist skilled consumers located in Northern Virginia obtain employment
- **Center for Employment Training (C.E.T)** - provided logistical space to conduct a series of large workshop open to all ARHA residents. Co-facilitates Choices Life Skills Workshops

Special Notes/Upcoming Events:

- The second Choices workshop ended on April 8, 2015 with five graduates.
- Coordinated Collaborative Hiring Event w/ Virginia Employment Commission
- CHOICES Life Skills Class Graduation 04/08/15
- Region II Community Meeting – Tentative date 04/15/2015

Notation:

Ms. Nora Lopez's report was not available by deadline for report submission.

FACILITIES & MODERNIZATION

FACILITIES &
MODERNIZATION



Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
 Christopher Ballard


Melvin Miller
 Carter Flemming
 Salena Zellers

Chyrell Bucksell
 Karl Sandberg
 Kara Dinowitz

Roy Priest, Chief Executive Officer

DATE: April 20, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: **DEPARTMENT OF FACILITIES AND MODERNIZATION**

PART I FACILITIES MANAGEMENT REPORT

A. Work Order Summary

Following below is Table I, with a summary of the work orders (“WO”) activity during the current reporting period, with a breakdown by WO categories. Further, Chart I, provides a graphic summary of the number of work orders by each Region comprising the Asset Management Projects (“AMP”).

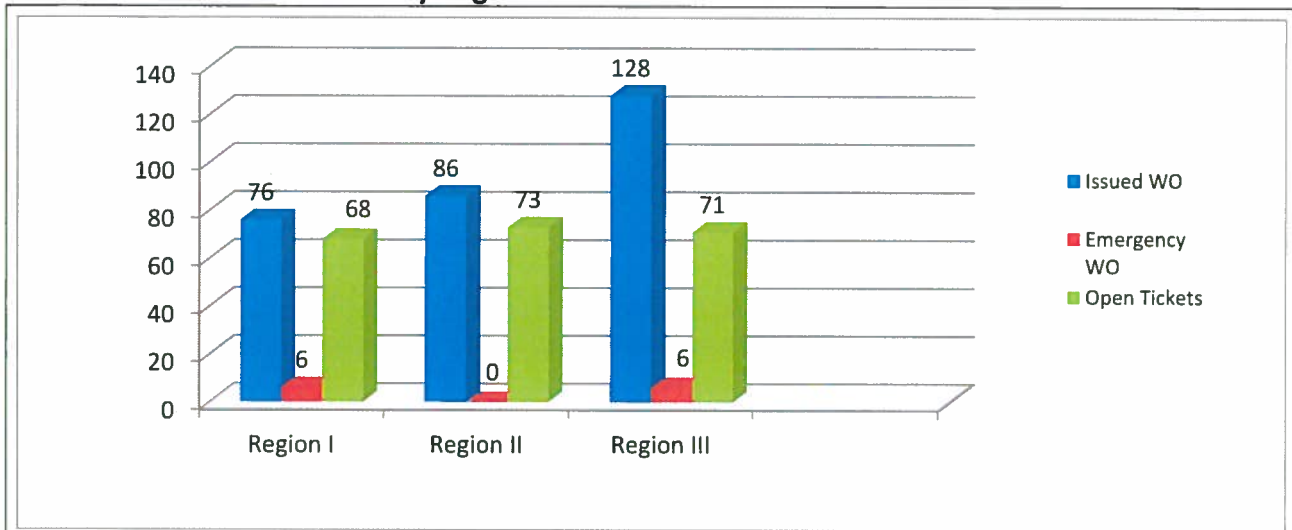
Table I – Reporting Period: 3/1/2015 to 3/31/2015

Issued WO’s	290	Includes all work orders generated during this period
Completed WO’s	78	Includes all work orders completed during this period
Emergency WO’s	13	Includes all emergency work orders issued and completed within 24-hours
Open WO’s (1) SEE NOT BELOW	212	Includes routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending

(1) Open work order tickets by regional Asset Management groups, as seen on Chart I below, includes ongoing UPCS inspections for REAC:

Region I = 23.45 %
 Region II = 25.17 %
 Region III = 24.48 %

Chart I – Work Orders by Regions



PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES

A. Current Facilities and Modernization activities in progress as of the closing of this report include:

1. Vacant Unit Turn Over (Vacant Unit Make Ready)

During this reporting period, four (4) additional units added for rehabilitation and turnover work. Four (4) units have been completed and turned over (make ready time) to Asset Management for leasing as of the end of the reporting period. Refer to the Asset Management report for leasing details.

2. Preventive Maintenance (PM) & REAC inspections

Most of the Preventive Maintenance (PM) tasks related to the UPCS/REAC inspections completed prior to the official inspections. The scoring details and analysis are provided on separate reports once we receive all the data and information from HUD.

3. Princess Square (formerly Jefferson Village) Improvements

The Kaboom Organization, in partnership with Fannie Mae are sponsoring the new playground construction on April 20, 2015.

This department is in process of the preparing the area identified for the playground equipment and other amenities, including seating areas as well as planters; the preparation include the demolition of existing concrete slabs and benches, ground leveling and other construction task needed for the installation of the equipment.

DEVELOPMENT

DEVELOPMENT



BUILDING COMMUNITY
PARTNERSHIPS

Commissioners:

Merrick Malone, Chairman
Daniel Bauman, Vice Chairman
Christopher Ballard


Melvin Miller
Carter Flemming
Kara Dinowitz

Chyrell Bucksell
Karl Sandberg
Salena Zellers

Roy Priest, Chief Executive Officer

DATE: April 20, 2015

TO: Chairman Merrick Malone and the ARHA Board of Commissioners

FROM: Roy Priest, Secretary-Treasurer 

SUBJECT: DEVELOPMENT UPDATE, APRIL 2015

REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES

ARHA, the City's Department of Planning and Zoning and the City's Office of Housing collaborated on three meetings as part of the ARHA Collaboration Principles agreed to by the City and ARHA. The meetings were held as follows:

- Community Meeting #1 to discuss Andrew Adkins and Samuel Madden Homes Uptown and the Braddock East Master Plan
Date: Monday, April 13th
Time: 7PM
Location: Durant Center (Rooms 3 & 4), 1605 Cameron St
- Community Meeting #2 to discuss Cameron Valley site and the Taylor Run/Duke Street Small Area Plan
Date: Wednesday, April 15th
Time: 7PM
Location: Bishop Ireton High School (Resource Center), 201 Cambridge Rd
- Community Meeting #3 to discuss Hopkins-Tancil Courts, and the ARHA Administrative Office Building and the North Old Town Small Area Plan
Date: Thursday, April 16th
Time: 7PM
Location: ARHA Administrative Office (Large Conference Room), 401 Wythe Street

As part of the agenda, there was a "Clicker Polling" exercise. Questions were asked and the audience was encouraged to vote by way of a clicker that they were provided when they signed in for the meeting. The questions and responses will be posted on the City website by Friday, April 24th, but the significant take away was the number of ARHA residents that were present at all three meeting. We appreciate the

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assistance of the ARHA Resident Association President, Ms. Shanelle Gayden, and the ARHA Asset Management staff for the strong showing from our families.

On April 24th we will be hosting three meetings for those Developer Partners invited to participate in Part 2B. The meetings will begin at 9:00 AM and end at 3:30 PM; again, organized around the respective small area plans. The purpose of the meeting is to allow ARHA to discuss the procurement process, and the City to discuss the Small Area Plans. The Developer Partners will be afforded the opportunity to ask questions at that time. After the meetings are held, an addendum with minutes of all of the meetings (Community and Developer Partner) will be distributed. The purpose of this process is to insure that all Proposers are being given the same information for consistency and adherence to federal procurement requirements.

All Developer Partner questions are due by May 01, 2015. ARHA is required to post all answers to questions and any request for clarifications by May 15, 2015. The submittal due date remains as June 19, 2015.

The City has created a website to track this information as we advance this process. The Power Point Presentations and the Meeting Minutes will be posted to the website as soon as they are available. The address of the website is: <http://www.alexandriava.gov/planning/info/default.aspx?id=83919>.

RAMSEY HOMES

During this reporting period, staff submitted a Demolition Application and the second concept review submission for the Board of Architectural Review (“BAR”) Work Session #2. The design has had significant changes since the BAR Work Session #1 and represents a number of concessions made by ARHA to City staff. Some of the concept plan changes include but are not limited to:

- the structures are not higher than 3-stories throughout versus the 3 and 4-story previously proposed;
- the surface parking has been abandoned and the proposed is for underground parking;
- there is now one elevator per building that is necessary due to the accessible units in the building;
- the architectural vocabulary is no longer neo-traditional but is transitional or contemporary;
- the building to the north of the development site has been turned opposite hand of the identically situated building to the south side of the site, creating an inset courtyard along the North Patrick Street elevation. This courtyard is in addition to the central courtyard which remains the same as the earlier proposal.

These concessions have added significant cost to the proposed project. The concessions made for design marginalized the competitiveness of the application for tax credit funding causing ARHA to commit higher amounts of soft loans.

The staff report for the Demolition Application states that the staff supports the demolition request. The staff report for the second concept is generally favorable, finding that the second concept is a substantial improvement over the first concept. The agenda and full details, including the ARHA package submitted for the Demolition Application and the Work Session #2 packages can be viewed at:

<https://alexandria.legistar.com/DepartmentDetail.aspx?ID=19164&GUID=6ECBB3CA-C109-46E8-B231-E2158B404979&Search=>

The Demolition Application requires a vote of the BAR; the design concept being presented in the Work Session is at the conclusion of the agenda and does not require a vote of the BAR.

A presentation was made by ARHA staff to the ARHA/City Redevelopment Working Group on April 17th regarding this project as well as the RFP for Developer Partners. A copy of the presentation is included in your Board package behind the tab titled "Other Business". Now that the zoning envelope has been agreed upon, staff will begin to convene meetings with the community to discuss the architecture which needs refinement.

LADREY HIGHRISE

Staff will be retaining a Development Specialty Consultant (the "Consultant") from the previous pool selected, to assist in the management of this acquisition/rehabilitation. Staff has also reached out to Michael Graff, esquire at McGuire Woods. Mr. Graff is bond counsel for ARHA and will act in that capacity for this effort.

A Request for Proposals for Construction Management Services for this and other redevelopment efforts is being issued to supplement staff CM efforts because the staff estimate for CM services exceeds the agency small purchase limit.

Efforts related to the Disposition Application for the Ladrey Highrise as well as the Ramsey project are also underway.

JAMES BLAND V

The Final Cost Certification is complete and the 8609 Application has been sent to VHDA. The Wells Fargo Loan (construction bridge) was paid off on schedule on April 1, 2015. Staff is working through minor tasks remaining in order to receive the two remaining capital contribution requests.

The sales graphic remains the same as last month. There are only two units in Old Town Commons that are not sold. The sales models which were located in Phase I have both sold and one has settled.

CONSENT DOCKET

CONSENT
DOCKET

ACTION DOCKET

ACTION
DOCKET

OTHER BUSINESS



April 16, 2015

Mr. Roy Priest, Chief Executive Officer
Alexandria Redevelopment & Housing Authority
600 North Fairfax Street
Alexandria, Virginia 22314

Dear Mr. Priest:

Virginia Housing has completed our review of the Certified Management Agent Renewal Application submitted for Alexandria Redevelopment and Housing Authority. This renewal application was required as the certification granted in 2014 was valid for one year only. Having reviewed the information, everything appears to be in order. Therefore, Virginia Housing will recognize Alexandria Redevelopment and Housing Authority as a VHDA Certified Management Agent for a two-year period commencing April 1, 2015 and ending March 31, 2017. During this period, we will monitor your performance to determine if we are in a position to consider your request for a full three-year certification beginning April 1, 2017.

In order to be recertified in the future, it is imperative that you submit the application no later than ninety days prior to the end of your certification. Please note your file accordingly so that you are able to submit this information in a timely manner and, therefore, avoid a lapse in your certification.

Should anything come to our attention that might impact your ability to be recertified in the future, please be assured that we will let you know so that you may take the necessary steps to address our concerns. If we encounter any serious issues during this period that cannot be resolved, VHDA does reserve the right to withdraw the certification. If such decision is made, a ninety-day notice will be provided.

During the next two years, you, your staff, and your site personnel will be required to attend VHDA sponsored training so that your associates are up to date and informed. This will enable your staffs to stay abreast of the changes impacting the management of your communities. Please refer to the VHDA training schedule on our web site.

Additionally, please be advised that nothing in this letter is a determination by VHDA or the Commonwealth of Virginia that the VHDA certified property manager is in compliance with the Virginia real estate broker licensing requirements or is entitled to rely on an exception to licensing thereunder (see Code of Virginia section 54.1-2100 et seq.).

Thank you for your continued interest in the VHDA Management Agent Certification Program. Should you have any questions, please feel free to contact me at

Sincerely,

Neal Rogers, CPM
Director of Compliance and Asset Management

NR:pcc

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Rebuilding Together

April 23rd 2015



Recently, the Alexandria Redevelopment and Housing Authority unveiled a plan and process for redeveloping many of the sites it owns in the City. ARHA has solicited for private development partners and developed a short list of prospective partners for each site. ARHA has also held a series of community meetings around the City to discuss the redevelopment plans with the residents and neighbors of the various sites.

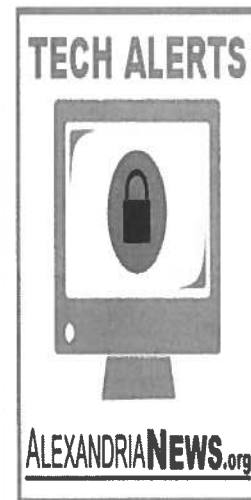
This is a very ambitious program to undertake but there are very strong reasons to undertake it now. Much of Alexandria's public housing stock is old and in need of thorough renovation or replacement. The cost of maintaining older structures increases dramatically as they age beyond the useful life of their components. At the same time, ARHA is receiving less money from various levels of government to operate its housing. Providing new and/or totally renovated units is a creative way of reducing operating costs and maintaining the City's commitment to public housing.

The City's projects, moreover, were conceived as stand-alone public housing. This is no longer the preferred model. Integrating public housing with market rate housing has been found to be more effective at providing a good housing situation. The experience with the City's renovated and rebuilt projects done so far has demonstrated the advantages



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of mixing incomes and creating a more diverse community.

While direct payments from government have been reduced, other mechanisms to support public housing have been put in place. ARHA has taken full advantage of the laws providing tax credits to private partners of public housing agencies. Utilizing Alexandria's preferred location in the metro area, ARHA can sell the land it owns to developers and use proceeds to have these developers construct brand new units of public housing along with market rate housing on the sites. The City's tax base receives a lift because all the new market rate units go on the tax rolls. The developers' profits are enhanced because of the tax credits received or sold to others.

As important as the plan is, the process of wide spread community consultation and information is equally critical to its success. Many of our citizens have a well-deserved reputation for eagerly supporting good causes as long as they are not located in their own neighborhoods. More importantly, many citizens do not view increased density as desirable. The ARHA plan will require increased densities so that a sufficient number of public housing units can be built to replace those that are lost. There is precious little land available elsewhere on which to construct replacement units and the City will be unlikely to want to take land off the tax rolls in this time of fiscal constraint.

Fortunately the projects that have been done to date do blend in to the areas where they have been constructed and most of the older public housing projects are of a low enough density that the sites should be able to readily accommodate what is needed. ARHA should point to its successes and educate the residents of its projects as well as the neighbors who surround them.

ARHA also must have a series of consultations with the City over many aspects of the development efforts. This includes among other items cash from some dedicated sources (not general fund appropriations), flexibility on density, relief from permit fees and providing traffic management plans. While this may

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sound reasonable to some, it is not clear that residents in surrounding areas will look kindly on a more dense development in their midst without a look at traffic management. Other exemptions need to be carefully reviewed. The City does not have a pile of cash to put into this endeavor so providing ARHA the relief it needs may well be the most cost effective solution.

There is also the issue of historic preservation. It is possible that some of the projects have historic value and it certainly will be an issue for some Alexandrians if all of the original projects vanish leaving no trace of their footprint on our community. Our city is built upon the value of preserving the past while adapting to the present. Preservation is not an afterthought. It must be part of the process.

On balance we are excited about the potential for ARHA's actions to reshape major areas of Alexandria. We look forward to their working with the City, their own residents and the neighbors of the projects to bring their vision to a reality. We are confident that ARHA is up to the task of taking these bold steps into the future.

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ARHA To Change Alexandria Housing Landscape

April 8th 2015



By Carla Branch
alexandrianews.org



The Alexandria Redevelopment Housing Authority is planning to change Alexandria's housing landscape by redeveloping and/or

rehabilitating all of the remaining properties in the agency's property portfolio. The community engagement part of this redevelopment process will begin next week and will culminate in the creation of mixed income housing communities throughout Alexandria.

ARHA began its redevelopment efforts 15 years ago with the redevelopment of The Berg, now known as Chatham Square. The profit from the sale of the land for market-rate homes paid for the construction of public housing units on that site. ARHA also completely redeveloped Glebe Park, which opened in 2012 and its Old Dominion property, which reopened

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multitude of variable factors influenced by market conditions and public policy (such as land values, development costs, funding availability), it is not practical within this Plan to be prescriptive about the mix of housing within the new community or the resultant number of public housing units that may need to be replaced elsewhere in the City," ARHA Executive Director Roy Priest told City Council at a meeting in late February of this year.

ARHA will need City assistance with some infrastructure improvements. "Off-site improvements are not eligible in tax credit basis so to the extent we are requested to improve the city's infrastructure by undergrounding utilities and providing intersection and stormwater/sewer enhancements, and there is no land value for leverage (e.g., Ramsey), we will need city assistance," Priest told Council. "We will also need relief from long term fees such as Traffic Management Plan; permit fee and property tax abatement, exclusive use of the \$5M Glebe Park loan repayment; and 50% of the pledges to the Affordable Housing Trust funds, generated from the Braddock East area."

**ARHA Efforts In Progress:
RFP Developer Partners Schedule**

Part I Selection Timetable	
Release Part I Solicitation for Development Partner	01/08/2014
Revised Submittal Due Date (Weather delay)	03/10/2014
Notification to successful Respondents	04/20/2014
Part 2A Selection Timetable	
Release Part 2A Solicitation for Development Partner	06/12/2014
Submittal Due Date (hard copy of responses)	07/11/2014
Respondent Interviews	07/22-07/25/14
Notification to successful Respondents	January 2015

Part 2B Selection Timetable (Current Role)	
Release Part 2B Solicitation for Development Partner	February 2015
Proposal Preparation by Respondents (Begin City Engagement if possible to the ARHA process)	120 Days to June 2015
Evaluation Committee Review and Short List Interviews	June 2015 - September 2015
Approval by ARHA Board of Commissioners	September 2015
Notification to successful Respondents (negotiate details with City Planning & Zoning regarding manpower and scheduling)	September 2015 - January 2016
Negotiation of Developer Agreements	1st Half 2015 - Spring 2016
Begin City development review process (to be used primarily) and continue City Engagement process	Spring 2016

*Note: ARHA has obtained a dedicated planning consultant (WSP) to assist in the completion of the development process for the ARHA development sites in the order of completing development. For information of the interested of Prospective Respondents.

ARHA has offered to fund a position in the City's Planning and Zoning office to work solely on ARHA's redevelopment projects. In addition to the five sites for which development partners are being sought, ARHA is also planning extensive rehabilitation and/or

Center)
201 Cambridge Rd, Alexandria, VA

Community Meeting #3 to discuss Hopkins-Tancil
Courts and the ARHA Administrative Office Building
Date: Thursday, April 16
Time: 7 p.m.
Location: ARHA Administrative Office (Large
Conference Room), 401 Wythe Street, Alexandria, VA

All members of the community are encouraged to
attend and participate. Continue to check
the website for updates or changes to times and
locations.

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« Potomac Yard Metrorail
Station Community Open
House – Wednesday, April 8

Judge Finds Severance
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Alexandria Children To Design Dream Playground: Alexandria Redevelopment And Housing Authority And KaBOOM!

March 20th 2015



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The Alexandria Redevelopment and Housing Authority and organizers from KaBOOM! hosted a design day for children at the LaDrey High Rise Community Room located at 300

Wythe St. Alexandria, VA on Tuesday March 17. Children from the local neighborhood put crayon to paper and drew their dream playgrounds, which will ultimately become a reality. Elements from the children's drawings will be incorporated into the final design for the new community playground to be built on April 30 in the Princess Square development located in Old Town Alexandria at 1400 Princess Street.

Today's kids spend less time playing outside than any previous generation in part because only one-in-five children live within walking distance of a park or playground. This play deficit is having profound consequences for kids physically, emotionally and cognitively. Children need a place to play every day in order to be active and healthy, something KaBOOM! has been committed to since 1996.

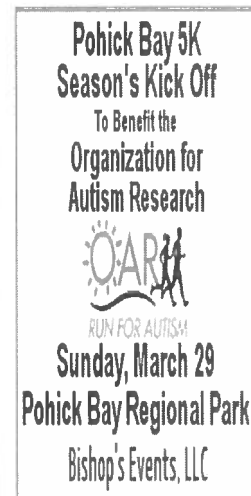


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Pohick Bay 5K Season's Kick Off

To Benefit the Organization for Autism Research

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RUN FOR AUTISM

Sunday, March 29

Pohick Bay Regional Park

Bishop's Events, LLC

**HEALTH
&
FITNESS**

The new playground will provide hundreds of children in the Alexandria community with a safe place to play. Currently, children in the community have a difficult time accessing safe play spaces.

HOLIDAY

HAPPENINGS

The playground will be the second built by KaBOOM!, and ARHA in Old Town Alexandria, and is one of more than 150 playground builds KaBOOM! will lead across the country in 2015 in an effort to fulfill its vision of a great place to play within walking distance of every child in America.

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When: April 30, 2015

NEWS

Time: 7 a.m.

SCHOOLS

Where: 1400 Princess Street, Alexandria, VA

SPORTS

For more information and details about the Build Day contact Jason Ellis at iellis@arha.us.

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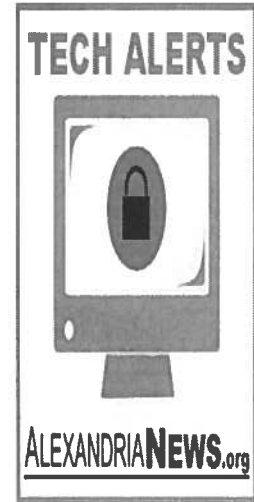
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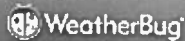
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SECTIONS

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EDITION

ARTS &

STYLE

BREAKING

NEWS

BUSINESS

CHOICE

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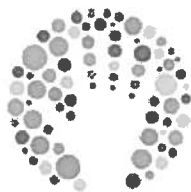
CONGRESS

FROM

RICHMOND

Volunteer Opportunity Hotlist

April 7th 2015



Volunteer Alexandria
HANDS ON NETWORK

Volunteer Alexandria has compiled the following Hotlist of local volunteer opportunities. Register for opportunities using their website or contact the agency directly if interested in the opportunity and reference

Volunteer Alexandria. Volunteer Alexandria is your connection to helping others!

New and Events Volunteer Needs

Alexandria Redevelopment & Housing Authority – Playground Build

Alexandria, VA 22314. April 30, 2015, 7:00 a.m.-4:00 p.m. Come out and work with a team of 200 volunteers to build a playground in one day! ARHA is partnering with KaBOOM! (kaboom.org), a national funder, to build a playground in Old Town Alexandria for low and moderate income families. T-Shirts, music, refreshments and a fun environment will be provided as we work together to help make Alexandria a more playful city and bring the gift of play to some well deserving children. No special skills required but if you have any background in construction we welcome you on board as a team leader. Express interest [HERE](#).

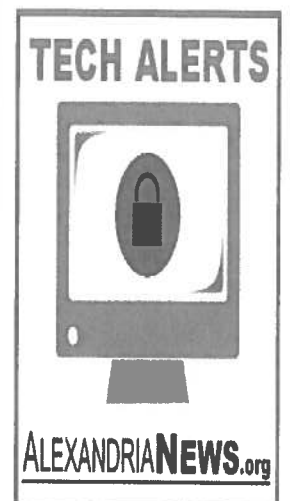
Alexandria Redevelopment & Housing Authority – Youth Arts Festival

Alexandria, VA 22314. June 6, 2015, 8 a.m.-4 p.m. Annual Alexandria Youth Arts Festival highlighting visual and



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TECH ALERTS

ALEXANDRIANews.org

Alexandria Redevelopment & Housing Authority's Senior Center @ Charles Houston – Arts and Crafts Alexandria, VA 22314. Description: Instruct seniors with art n crafts projects. Must have valid experience in this field or certification. Objective: Create different art projects with seniors such as drawing, painting, needlepoint crocheting and knitting. Schedule: Tuesday or Wednesday morning for a one hour session. Time frames between 10:00 a.m. - 12:00 p.m. Express interest [HERE](#).

Alexandria Redevelopment & Housing Authority – Gardening with Children in Subsidized Housing Alexandria, VA 22314. If you think you'd like to grow veggies with growing kids, come join a group of 5 to 8 year olds in Tancil Court's "I Can Shine Garden" -- part of the Alexandria Redevelopment and Housing Authority's Old Town project. We meet on Thursdays at 5 p.m. While the children grow their peas, potatoes, beans, tomatoes, squash, and lots more, they also learn how to eat healthy. Knowing how to grow good food and prepare it is a life skill with lots of benefits. Plus it helps build children's knowledge base, which in turn can make them better readers! Volunteers need not have any prior vegetable garden experience. Express interest [HERE](#).

Alexandria Redevelopment & Housing Authority's Senior Center @ Charles Houston – Music Therapy Alexandria, VA 22314. Description: Teach seniors music therapy activities such as conducting sing-a-longs and forming a choir. The ability to play an instrument is also desired. Objective: Inspire and motivate program participants to be creative in their musical expression. Schedule: A one hour session on either Monday or Friday mornings between 10:00 a.m. - 12:00 p.m. Express interest [HERE](#).

Alexandria Domestic Violence Program — Shelter and Children's Support Group Volunteers
421 King Street, Suite 200, Alexandria, VA
22314, www.Alexandriava.gov. Volunteers will answer the

MORE! Over 1,300 Ys across the country are taking part in Healthy Kids Day, holding free community events that are open to all kids and families and filled with fun, active play and educational opportunities. We get roughly over 100 families on this day. We need volunteers for set-up, overseeing various activity tables, clean up and help with our kids race. Some tables that we are going to have this year include arts and crafts, a dunk tank, a healthy snack station, face painting and more! Sign up [HERE](#).

Alexandria Black History Museum — Reception Volunteer

902 Wythe Street, Alexandria, VA 22314,
www.alexandriava.gov/BlackHistory. Volunteers are needed who have an interest in history, and in particular, Alexandria's African-American history and culture, to staff the reception desk, greet visitors, handle phone calls, and help with special projects. Volunteers are asked to commit to a three-hour shift every other week. Express interest [HERE](#).

Alexandria Dept. of Community and Human Services – Volunteer Advocate

Alexandria, VA 22301,
www.alexandriava.gov/humanservices. The City of Alexandria's Sexual Assault Center is recruiting volunteer advocates for their January class. Volunteers respond to the 24-hour hotline on evenings and weekends. They provide emotional support and information to assist victims in regaining control of their lives. Volunteers also accompany victims of sexual assault to the police department and/or hospital. Our next volunteer training will start January 10th. The training is 40 hours of classroom training on weekends and evenings during the month of January/Feb. Express interest [HERE](#).

Alexandria Redevelopment & Housing Authority – Afterschool Tutor

Alexandria, VA 22314. Individuals who are available to work with elementary age students in an afterschool homework/tutoring program. No teaching experience necessary and training will be provided. Volunteers are asked to commit to at least 1 hour a week to help students in Mathematics and Language Arts. The instructional time runs from 3:00Pm until 6:00PM. Express interest [HERE](#)

Coming soon...



OUR NEW NEST

401 WYTHE STREET • ALEXANDRIA, VA 22314

AALEXANDRIA **R**EDEVELOPMENT and **H**OUSING **A**UTHORITY

